

10408

KNOW ALL MEN BY THESE PRESENTS, that I, PETER P. GRANDONICO

of Hadley, Hampshire County, Massachusetts,

being ~~unmarried~~, for consideration paid, and in full consideration of a nominal consideration of less than \$100.00. grants to KATHLEEN Z. GRANDONICO

of 131 Rocky Hill Road, Hadley, Hampshire County with quitclaim covenants Massachusetts

the land in said Amherst, Hampshire County, Massachusetts, more particularly bounded and described as follows:

(Description and encumbrances, if any)

Commencing at the northeast corner of said lot, being the southeast corner of land now or formerly of George Dickinson on the highway leading from Amherst Center to the University of Massachusetts and known as Pleasant Street; thence westerly on land of said Dickinson, eleven (11) rods and twenty-three (23) links to a stake and stone; thence southerly on land now or formerly of Mrs. Alice Ray, five and one-half (5 1/2) rods to land now or formerly of Frank Ray; thence easterly on land now or formerly of Frank Ray and William E. Smith in a line parallel with the north line, eleven (11) rods and twenty-three (23) links to a stake and stones on said highway; thence northerly on said highway, five and one-half (5 1/2) rods to the first mentioned corner; containing sixty-five (65) rods, more or less.

For title see deed of Robert R. Ruder to Peter P. Grandonico et al dated June 5, 1974, recorded in Hampshire County Registry of Deeds, Book 1776, Page 170.

Subject to the mortgage of the Northampton Institute for Savings dated June 5, 1974, recorded in the Hampshire County Registry of Deeds, Book 1776, Page 171, which the grantee, Kathleen Z. Grandonico, herein assumes and agrees to pay along with the tenant in common, Thomas A. Walsh.

SEE BOOK 1824 PAGE 208

Witness my hand and seal this fifth day of November, 1974.
[Signature] Peter P. Grandonico
Peter P. Grandonico

The Commonwealth of Massachusetts

Hampshire, ss. November 5, 1974

Then personally appeared the above named Peter P. Grandonico and acknowledged the foregoing instrument to be his free act and deed, before me

[Signature]
Notary Public - State of Massachusetts

Nov 5, 1974 at 2 o'clock and 49 min. PM. My commission expires May 13, 1977.

Rec'd, Ent'd, Exam'd. (*Individual—Joint Tenants—Tenants in Common—Tenants by the Entirety.)

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 OF 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.